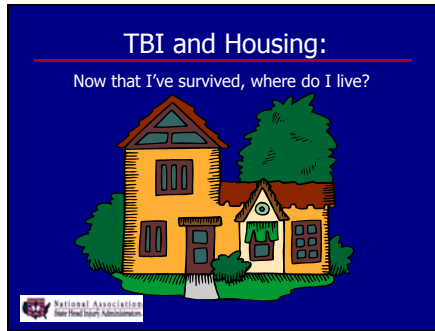


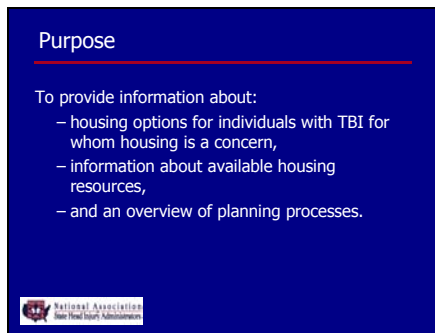
Slide 1



Slide 2




Slide 3



Slide 4

Upon completion of this presentation participants should be able to:


- Identify community housing resources
- Provide information about a range of housing and support options to individuals with TBI and their families
- Provide agency support to individuals as they pursue the housing option of their choice
- Participate more effectively in housing planning efforts



Slide 5



Overview of Session

- Why is housing an issue for people with TBI
- How the "housing system" works
- Current housing options
- Resources for community housing
- Planning and community support
- Strategies for change
- Where to from here?



Slide 6

Traumatic Brain Injury





Slide 7

Definition

Brain Injury is an occurrence of:


1. Trauma to the head with at least one of the following:
 - Alteration of consciousness
 - Amnesia
 - Neurologic/neuropsychological abnormalities
 - Skull fracture
 - Intracranial lesion
2. Death as a result of trauma involving brain injury

Slide 8

Annual Incidence


- 1.5 million injured
- 230,000 hospitalized
- 80,000 to 90,000 long-term disability
- 50,000 Americans die



Slide 9

Resulting Problems


| | |
|-----------|---------------|
| Cognition | Communication |
| Movement | Psychological |
| Sensation | Behavioral |



Slide 10

Affects Ability to:

- Return to Work
- Return to Home
- Return to School



Slide 11

What Happens After Injury

After one year . . .

- Approximately 30% report some level of disability
- Only 50% of those previously employed were still working
- Only 12% remained in school
» Colorado Study, 1995




Slide 12

Who do individuals live with after injury (6 to 12 months)

- Living with parents
- Living with spouses
- Nursing homes/Institutional care


Data from ICRC Study, 1999, Tom Novack, Ph.D., UAB



Slide 13

Individual needs/assistance

- Information regarding resources
- Assistance in filing applications
- Assistance with skills of independent living (budgeting, transportation, etc.)
- Assistance with home modifications
- Financial assistance (rental deposits, etc.)




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Slide 14

State Systems: Needs Assessment

Accessibility
Availability
Appropriateness
Acceptability

*John D. Corrigan, Ph.D., and the Traumatic Brain
Injury Technical Assistance Center, 1999*



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Slide 15

Perceived Barriers

State system capacity for:

- Funding
- Lead agency
- Service coordination
- Supports
- Flexibility within funding stream

Lack of informed and trained resources/providers
regarding TBI

Affordable and accessible housing




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Slide 16

Maximizing resources

From perspective of

- Service systems
- Individuals/families




Slide 17

Housing Issues

Affordable housing crisis in America


- 4.9 million Americans spend >50% of income on housing
- 28% of these households include a person with a disability
- 200,000 people with disability are homeless on any given night



Slide 18

Housing Issues

- Many people with disability live in institutional settings because they cannot afford or access housing and support in the community
- People with disability are poor and need housing assistance
- <500,000 are served by HUD
- 1.5 million more need assistance



Slide 19

Independence and integration are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one's own—either rented or owned—is the cornerstone of independence for people with disabilities. When a person with a disability has a decent, safe and affordable home, then he or she has the opportunity to become part of the community. With stable housing, people with disabilities are able to achieve other important life goals, including education, job training, and employment.

---from *Going It Alone*



Slide 20

Framework for Accomplishment



Relationships

Choice

Community Participation

Contribution


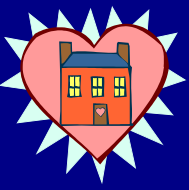
Community presence



Slide 21

What is a home?


- Sense of place
- Security: sense of ownership or tenancy
- Sense of control
- Means to offer hospitality
- Access to goods & services



Slide 22

Sense of place


- Personalized space and time
- **Engagement** in running the household
- Safety and comfort
- Security of tenure
- Base for outside activity
- Means to offer hospitality

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Control

- Choice of where to live
- Choice of who to live with
- Control of necessary assistance

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Slide 24

Ownership/Tenancy

- Pride
- Stability & security
- Financial benefits

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Slide 25

Housing for people with TBI: two complementary strategies


- Expand housing options by improving the housing system
- Provide more individually tailored possibilities to people within disability systems



Slide 26

The current housing system is complex


- No "unified" housing plan
- No single agency responsible for planning at the state or local level
- Officials with housing organizations may not be familiar with other housing organizations' processes and priorities
- Shift to local control



Slide 27

The current housing system is complex


- HUD money does not go directly to individuals
- HUD grants are awarded to
 - Public Housing Authorities (PHA's)
 - state housing agencies
 - local community development programs
 - private housing organizations
 - non-profit agencies



Slide 28

The current housing system is complex

- Each organization's funds based on its priorities
- Priorities and processes for application may vary




Slide 29

Kinds of Housing Plans

The consolidated plan

- state housing agency
- local agencies which receive HUD funding
 - Home Investment Partnership Program (HOME)
 - Community Development Block Grant (CDBG)
 - Emergency Shelter Grants (ESG)
 - Housing Opportunities for People with AIDS (HOPWA)



Slide 30


Kinds of Housing Plans

PHA plan

- public housing
- housing choice vouchers
- mainstream vouchers for people with disabilities

McKinney Plan

- housing assistance for the homeless




Slide 31

Conplan and PHA plan

Control expenditure of housing \$\$ for

- first time homeownership programs
- rental housing production
- tenant based rental subsidies
- determine priorities of population groups


Must be developed with input from the community including the disability community



Slide 32

Findings of *Going It Alone*


- State and local housing officials do not give a high priority to the housing needs of people with disabilities
- PHA'S are not working with the disability community to expand housing options
- Most disability organizations do not have relationships with housing funders and providers



Slide 33

Findings of *Going It Alone*


- Disability community's knowledge of federal housing programs and policies is limited
- Disability community has limited knowledge of Fannie Mae programs targeted to people with disabilities
- Many disability organizations do not understand how to participate in the ConPlan process



Slide 34

Findings of *Going It Alone*

- Most homeownership coalitions have achieved only modest results
- With more housing knowledge, capacity, and technical assistance, disability organizations can help expand access to affordable housing



Slide 35

Agency Operated Housing


| | |
|---|--|
| <ul style="list-style-type: none">• Lease or title in agency's name• Services are located in the facility• Linkage between housing and assistance | <p><u>Examples</u></p> <p>Rehabilitation facility Nursing home Group home Board and care home Agency operated apartments</p> |
|---|--|



Slide 36

Separating Housing from Support


- Home is where a person lives
- Support is the assistance needed to live successfully as the person defines it
- Traditionally support is linked to a facility
- "Supported living" means living where you want, with whom you want, as long as you want...and having the assistance you need to do so



Slide 37

Consumer Controlled Housing


- Person owns or rents a home they choose
- Housing and support are unlinked
- Support provided as needed at home & in the community
- Consumer controlled support



Slide 38

Consumer Controlled Housing Considerations

- Ownership or rental
- What type of housing makes sense
- sharing living space
- What accessibility requirements
- What support needs should be considered
- What resources are available



Slide 39

Types of Housing

Ownership


Rental



Slide 40

Advantages of Ownership


- It's a place of your own
- Enhanced community status
- Financial incentives
- Control of assistance
- Stability



Slide 41

Possible Drawbacks

- Loss of benefits
- Costs for repair and maintenance
- More responsibility
- Decreased mobility
- Guardianship and other legal issues



Slide 42

Types of Housing Assistance for Ownership

Down payment assistance

- grant
- soft second loan
- “forgivable” loan

Mortgages

- Fannie Mae *Homechoice*
- USDA rural development




Slide 43

Types of Housing Assistance for Ownership

Payment assistance

- housemate payment
- HUD homeownership vouchers



Slide 44

Housing Resources: Home Ownership

Local resources

- homebuyer education programs
- homebuyer counseling
- a buyer's broker

State resources

- state housing agency
 - downpayment assistance
 - first time homebuyer programs




Slide 45

Housing Resources: Home Ownership

National resources

- National Home of Your Own Alliance
- State Home of Your Own Coalitions
- Fannie Mae
- Consortium for Citizens with Disabilities Housing task Force
- Technical Assistance Collaborative




Slide 46

Types of Rental Assistance

HUD

- project based vouchers
- housing choice vouchers
 - vouchers for people with disabilities
 - tenant based vouchers
 - welfare to work vouchers
 - family self sufficiency
 - and others

State housing agency vouchers




Slide 47

Rental Assistance

Housing choice vouchers



- participant chooses the housing
- administered by local PHA
- financial eligibility requirement
- participant pays 30%
- voucher is transferable



Slide 48

Type of Housing

- Single family home
- Townhouse
- Condominium
- Housing cooperative
- Mobile home
- Apartment
- Duplex



Slide 49

Location issues





- Lifestyle preferences
- Friends and family
- Job
- Easy access
- Public transportation
- Walking distance



Slide 50

What about Supports?

- Everyone needs support
- Support should be individually tailored
- Support needs may vary or change
 - across environments
 - over time
 - based on situation




Slide 51

Support and Assistance

Support = assistance, direction or modification which is needed to minimize the discrepancy between environmental demands and performance capacity


Defined by each individual



Slide 52

Support Can Mean...

- Support staff
- Physical modifications
- Augmentative/alternative communication
- Adaptive equipment
- "Natural support"
- Changes, modifications in rules or policy



Slide 53

Who will Provide Support?


- State agencies
- Community providers
- Generic community agencies
- "Natural support"
- Groups and associations
- Friends and family



Slide 54

Determining Needed Supports


- Ask the person:
 - to find this job, what do you need...
 - to be a successful homeowner, what do you need
- Ask those who know them well what concerns they have about...
- Find a range of options for assistance
- Begin with most natural and least intrusive



Slide 55

Designing Supports

| Activities of life | Support or assistance | Possible responses | Explore & decide |
|--------------------|-----------------------|--------------------|------------------|
| | | | |
| | | | |
| | | | |

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Natural Supports

- Relying on people already available in the environment for assistance
- Technical expertise provided to supporters as needed
- Arrangement by mutual agreement


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Bottom Line

Each person's decision will be guided by:

- Lifestyle preferences
- Accessibility requirements
- Financial resources

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Principles of Self-determination

- Freedom
- Authority
- Support
- Responsibility

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Living with Realities and Constraints

- Constraints should be the result of reality, not disability
- People must live within their means
- However, people must be provided the opportunity & the support to work
- The system can't blame the person if they have not supported them in pursuing employment

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Slide 60

Sharing a Home

Advantages & Disadvantages

| | |
|-------------------------------------|-----------------------|
| • Share expenses | • Less privacy |
| • For companionship | • Less personal space |
| • For mutual support and assistance | |

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Slide 61

Blueprints for Planning

Planning with individuals

Planning with communities


Restructuring disability organizations



Slide 62

Person Centered Planning...

Working together with others who care about an individual to support and assist them in pursuing their dreams by pursuing change.




Slide 63

Person centered planning is about change--

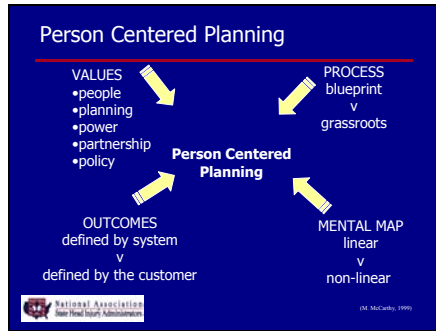
For an individual

Community change

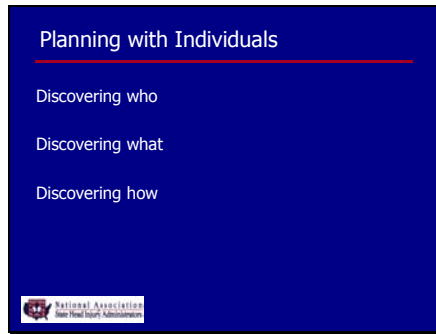
Organizational and systems change



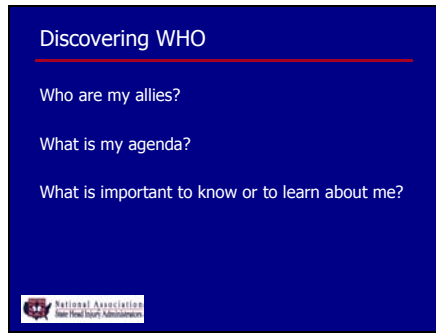
Slide 64



Slide 65



Slide 66




Slide 67

Discovering WHAT

What is my vision of the future?

What supports will I need to find my home?

What supports will I need to make this work for me over the long haul?



Slide 68


Discovering HOW

How will we find the house?

How will we make the \$ work?


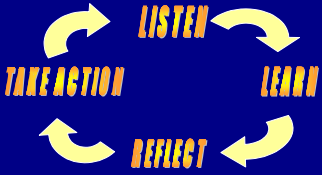
How will I keep my home?

How will we make the supports work?



Slide 69


Planning Process



Slide 70

Creating the Structure

- Engage in individual planning
- Explore options
- Determine a lifestyle that makes sense
- Identify housing resources
- Determine all possible sources of support and assistance
- What are realities and constraints
- Engage supporters over time




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Conditions which Promote Change

- Person must desire change
- Those supporting the person must see them from a capacity perspective
- People must be able to envision life looking differently
- The person must have a group of allies and supporters who are committed to learning and working together to create change




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Conditions which Promote Change

- Change is most likely when an agency committed to change supports the planners and the person's plan
- Likelihood of change increases when persons in positions of authority are aware




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Role of Agency Personnel in Creating Change


- May not be directly involved in person centered planning
- Can support "from within" the organization
- Can serve as a resource and/or a liaison to person and planners
- Can serve as a resource or liaison to other agencies
- Be open to rethinking how & what "we do"



Slide 74

Role of Agency Personnel in Creating Change


- Become involved with others who are concerned about housing to advocate for expanded opportunities for people with TBI
- Support people with TBI in advocating for themselves
- Inform people with TBI and their families about all their housing options



Slide 75

Participating in Planning for Housing

- Identify the players
- Get invited to participate in existing housing coalitions
- Get housing for people with brain injury on the agenda




Slide 76

Change Requires Action

Every journey begins with the first step
what first steps can you take?


- contact with people in housing system
- review state and local complans
- determine how knowledgeable people who your agency serves are about options
- review the processes your agency use to plan with people for housing and support



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A Call for Action

In my role I can...




Slide 78

How Have States Funded TBI Services

Multi-funding Sources


TBI Designated Funds



Slide 79

State Resources

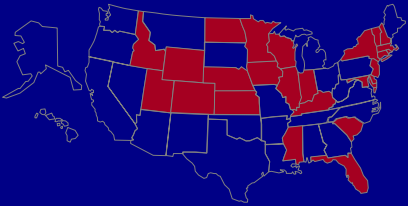
- Trust funds/Dedicated funding
- State appropriations
- Medicaid waivers
- Medicaid state plan services




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TBI Medicaid Waivers





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Other Resources

- Centers for Independent Living
- Developmental Disabilities Councils
- Protection and Advocacy Services
- State Brain Injury Associations



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TBI Act Amendments of 2000

Use of state grants to...



"develop, change or enhance
community based service delivery
and supports to promote full
community participation"



Slide 83

Legislation

Federal TBI Program
Maternal and Child Health Bureau
Health Resources and Services Administration
US Department of Health and Human Services




Slide 84

Grant Categories

State Planning Grants

State Implementation Grants


State Post Demonstration Grants



Slide 85


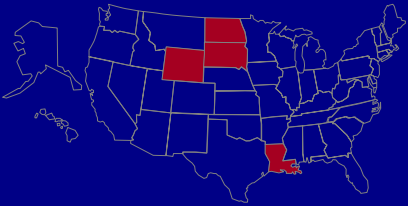
Four Core Components

- An advisory board
- A lead agency and designated staff
- Statewide needs assessment
- Action Plan



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Advisory Councils



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NASHIA

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<http://www.nashia.org>



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Mission


To assist state government in promoting partnerships and building systems to meet the needs of individuals with brain injury and their families.



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Thanks!

Mike McCarthy
Susan Vaughn
TBI Technical Assistance Center
HRSA/MCHB Federal TBI Program
NASHIA Planning Committee & Staff



TBI & Housing was supported in part by Grant No. 1 U93 MC 00225-01 from the Maternal and Child Health Bureau (Title V, Social Security Act), Health Resources and Services Administration, Department of Health and Human Services
